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*Spacious Two Bedroom Flat In
Edinburgh's Popular Leith Area*



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McEwan Fraser Legal is delighted to present this two-bedroom flat in Edinburgh's popular Leith area to the market. The property is in excellent condition having been well looked after by the current owner.

THE LIVING ROOM



Inside, the property comprises of:

- Spacious living area which is bright and spacious and has more than adequate space for a dining area.
- Fully equipped kitchen with freestanding white goods, hob and oven.

THE KITCHEN





- The bathroom is well equipped with a three-piece white suite and a shower over the bath.
- Two double bedrooms which include integrated storage.

THE BATHROOM



BEDROOM 1



BEDROOM 2

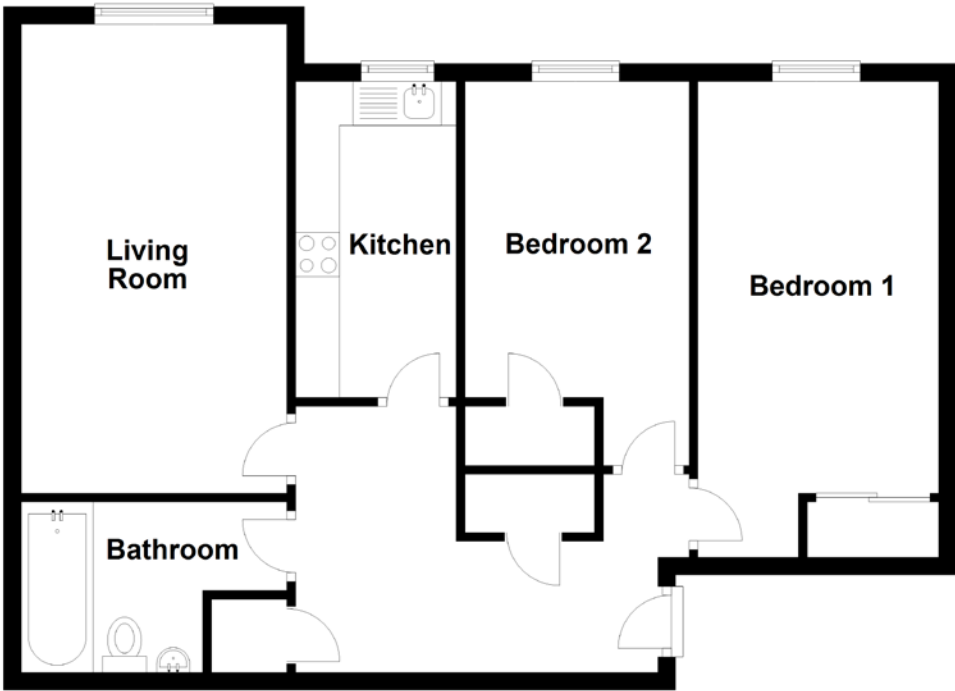


In addition, the property includes private parking in this central location which is hard to come by outside the development.

THE EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

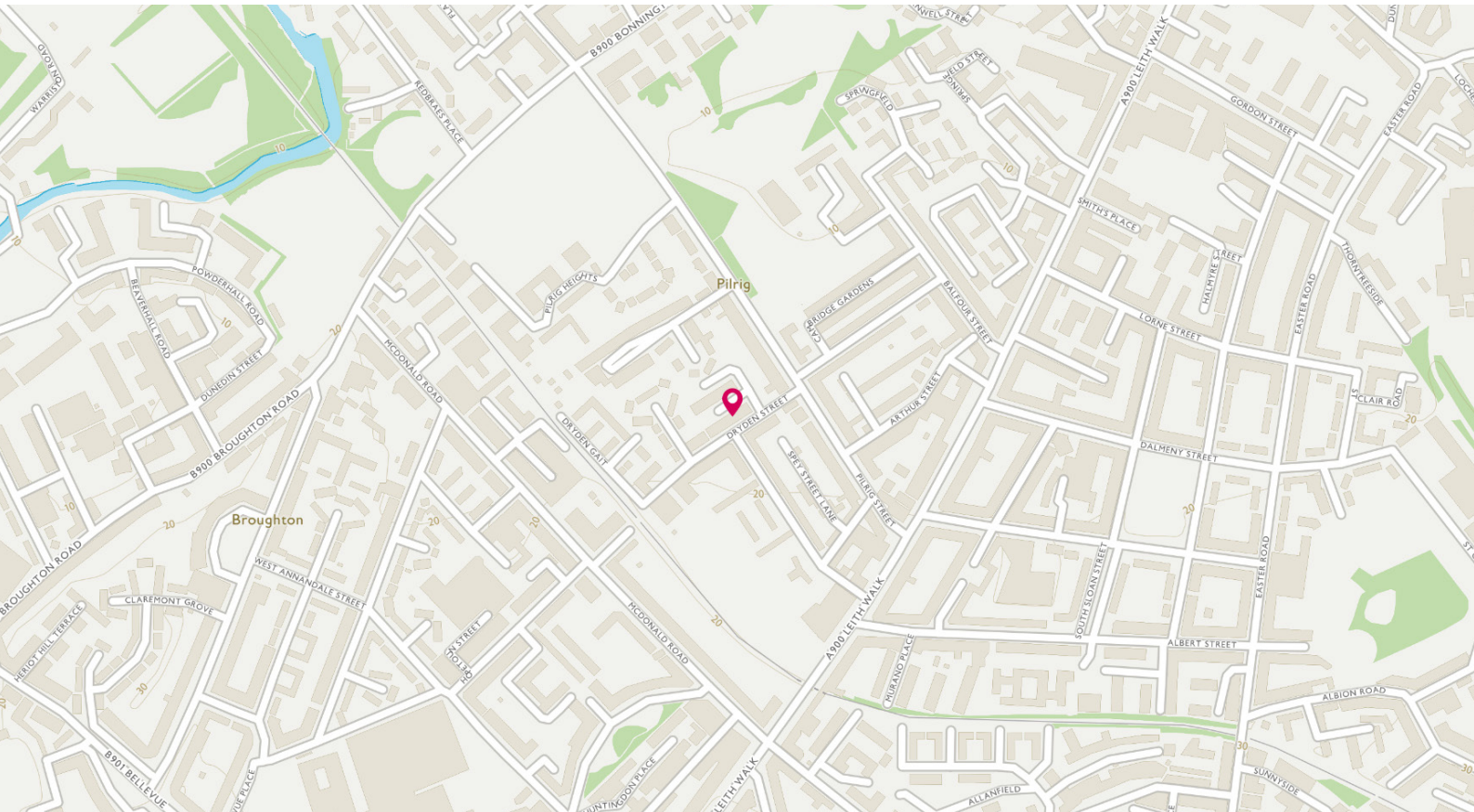


Approximate Dimensions
(Taken from the widest point)

Living Room 5.31m (17'5") x 3.06m (10')
Kitchen 3.58m (11'9") x 1.82m (6')

Bedroom 1 5.39m (17'8") x 2.73m (8'11")
Bedroom 2 4.35m (14'3") x 2.54m (8'4")
Bathroom 3.01m (9'11") max x 1.93m (6'4")

Gross internal floor area (m²): TBCm² | EPC Rating: TBC



THE LOCATION

Many would consider Edinburgh's Leith area to be one of the city's best served suburban shopping centres. There is an exceptionally wide choice of shopping facilities here as well as a number of banks, building societies, and Post Office. A 10-15 minute walk will take you to Ocean Terminal where further shops, restaurants, and cinema can be found with a 10 minute walk to Edinburgh's new St James Centre and the city centre.





Leith is an established, independent community and is very much self-contained. There is an excellent choice of places to eat and drink, several places of entertainment and a bright lively atmosphere. In addition, Leith has its own amenities with several surgeries and a choice of dentists. The Shore area of Leith, which is situated on either side of the Water of Leith as it approaches the sea, has become a particularly fashionable area.

It is worth noting that in the near future the Edinburgh Tram will pass by this development which will connect the property with the city and further afield to Edinburgh's busy Airport. Leith is also perfectly located for ease of travel to many parts of the city and beyond. Ferry Road gives access to the west as well as routes out to the east. In both these directions, there are direct links with the City Bypass.



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